ColinLilley
ESTATE AGENTS



46 Harton Lane

South Shields, NE34 0EE

£375,000

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Entrance porch
Via a composite front door and through to

Entrance hall
With a composite front door and stairs to the first floor having a cupboard under, oak internal doors to the rooms, Herringbone laminate floor and a radiator

Dining room
12'2" x 9'8" (3.72 x 2.95)
To the front with a bay window and a feature panelled wall, radiator and open through to

Extended Living room
22'0" x 12'2" (6.71 x 3.72)
A superb rear living room with bifold doors and velux skylights letting the afternoon light flood in. There is a feature chimney breast with log burning stove and character log store feature. Character is added with and exposed steel beam and some exposed feature brick work, carpet and LVT floor with heating via a radiator

Extended Kitchen Breakfast room
17'3" x 14'9" (5.26 x 4.50)
Certainly the hub of the home with a central breakfasting island unit. There is a contemporary range of wall and base units from the Wickes Campden design range topped with Zenith work surfaces and housing an under bench sink with mixer spray shower tap, a five ring Induction hob with contemporary filter hood over, eye level double oven, dishwasher, spot lights, with added character from exposed steel beams, velux skylights and French doors, Herringbone flooring and a radiator

Utility
5'6" x 4'3" (1.68 x 1.30)
Wood work top, plumbed for a washer

Shower room
6'10" x 3'3" (2.10 x 1.00)
A shower enclosure with a mixer shower having both drencher and spray shower heads, wash basin and WC, tiled walls and floor, spot lights and a radiator

Bedroom 4/ home office
11'8" x 7'4" (3.56 x 2.26)
Vaulted ceiling with a velux skylight, built in wardrobe, spot lights and a radiator

First floor
Landing with plantation shutters to the gable window. There is loft access via a hatch and ladder with the loft being part boarded

Bedroom 1
12'3" x 11'8" (3.75 x 3.56)
Feature timber panelled wall, Barker and Stonehouse wardrobes with sliding doors, radiator

Bedroom 2
12'3" x 10'9" (3.75 x 3.30)
Free standing wardrobes, radiator

Bedroom 3
8'0" x 6'8" (2.45 x 2.05)
Radiator

Bathroom
9'1" x 6'6" (2.78 x 2.00)
A four piece bathroom suite and attractive styling comes with a double ended bath with central mixer shower tap, wash basin and WC, separate shower enclosure with a mixer shower having both drencher and spray shower heads, partial wall tiling, spot lights, anthracite column radiator and an electric heater

Garage
To the rear of the garden and accessed via Rydal Gardens is a lovely large one and a half width detached garage with powered roller door and a courtesy door to the garden. There is power and light in the garage

External
Front garden laid to lawn with paved path , whilst to the rear is a paved patio area, lawns and path leading to the garage and additional gravel area, fence and gate to the rear which is Rydal Gardens. There is an external tap

Note
Freehold Title, Council Tax Band C, Mains Services Connected, Flood Risk very low. Broadband Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps, Satellite/Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2 likely, EE, Vodafone and Three limited.









Road Map



Hybrid Map



Terrain Map



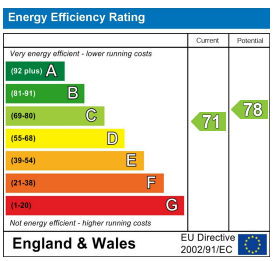
Floor Plan



Viewing

Please contact our South Shields Office on 01914569499 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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